



Planning, Design & Access and Heritage Statement

3A Powis Grove

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Planning, Design & Access and Heritage Statement
on Behalf of
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Appendices

- A. Photographs of property with descriptions
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1. Introduction

1.1 The purpose of this statement is to explain the design principles and concepts that have informed the development proposal. The statement also discusses how access issues have been dealt with.

1.2 The statement is arranged as follows:

Section 2 – Design and Access: Use, Layout, Amount, Scale, Landscaping, Appearance and Inclusive access

Section 3 – Planning Policy Context

Section 4 – Conclusion

2. Design and Access

Use

- 2.1 This is a householder application which seeks to extend the property at 3A Powis Grove, Brighton , BN1 3HF. The proposal seeks to incorporate extensions to the property which include alterations to the roof and provision of dormers, rear side addition, a rear extension as well as works to the garage.

Layout and Amount

- 2.2 At ground floor level a modest side extension is proposed in order to widen the kitchen area along the western elevation to the boundary wall. To the rear a part single and part two story addition is proposed. A modest extension to the garage to the rear is proposed (eastern side). The roof plan shows proposed modest dormers to the front and the rear with a slight increase in the eaves/ridge line.

Scale

- 2.3 The scale of the proposed development will be in keeping with the immediately neighbouring properties and those within close proximity to the property.

Landscaping and Appearance

- 2.4 The main alterations in appearance are considered to be modest, in keeping with the character of the Conservation Area.
- 2.5 The bay window on the front (southern elevation) will be reconstructed as a canted bay with painted, wooden, sliding sash, double glazed windows, with reconstituted stone sills. The rear ground and first floor additions will be finished in a white painted render. They will have a flat roofed design to match the rear additions to the rear of both immediately neighbouring dwellings. Both bedrooms to the rear of the property will include painted, wooden sliding sash, double glazed windows, with reconstituted stone sills.
- 2.6 The garage will include a new vertically panelled timber garage door (replacing the existing) with celestory glazing facing street level towards the highway of Clifton Hill. The Fletton bricks around the existing garage will be removed.
- 2.7 The garage/utility will have the roof extended to the boundary line along the eastern elevation with the garage building having solar panels to the standing seam VM zinc finish roof.

- 2.8 The roof of the dwelling is raised with the eaves by 0.45m and the ridge by 0.46m. The ridge remains comfortably below that of the attached neighbour. The roofing material is changed from inappropriate Redland 49 concrete profiled tiles to natural slate. A variety of large rooflights are replaced by a small conservation rooflight and a modest zinc clad dormer to both front and rear elevations.

Inclusive access

- 2.9 The property is currently accessed by foot via the western elevation from Powis Grove, where there is also limited on street vehicle parking. The rear of the property is accessed via the garage/utility and can be accessed via foot through the utility room or by foot/vehicle through the garage door. The access arrangements of the property do not change as a result of this submission.

3. Planning Policy Context

3.1 In terms of planning policy, the most relevant policies relating to the proposal have been extracted from the Adopted Brighton and Hove Local Plan (2016). Both relevant policies have been outlined below:

3.2 ***QD14: Extensions and Alterations***

Planning permission for extensions or alterations to existing buildings, including the formation of rooms in the roof, will only be granted if the proposed development:

a. is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area;

b. would not result in significant noise disturbance or loss of privacy, outlook, daylight / sunlight or amenity to neighbouring properties;

c. takes account of the existing space around buildings and the character of the area and an appropriate gap is retained between the extension and the joint boundary to prevent a terracing effect where this would be detrimental to the character of the area; and

d. uses materials sympathetic to the parent building.

In considering whether to grant planning permission for extensions to residential and commercial properties, account will be taken of sunlight and daylight factors, together with orientation, slope, overall height relationships, existing boundary treatment and how overbearing the proposal will be.

3.3 With regards to Policy QD14, the design of the scheme is very well designed and results in an overall enhancement to the appearance of the property. The extensions to the property are considered to be modest in nature and would not result in any significant loss of privacy or daylight/sunlight to neighbouring properties. Where an alteration to the appearance of the building has been proposed, materials/finishes sympathetic and, in fact an enhancement over the existing. Both roof height and extensions have carefully considered the character of the area and have, therefore, been designed to be modest and of high quality design enhancing the Conservation Area.

3.4 HE6: Development within or affecting the setting of conservation areas

Proposals within or affecting the setting of a conservation area should preserve or enhance the character or appearance of the area and should show:

- a. a consistently high standard of design and detailing reflecting the scale and character or appearance of the area, including the layout of the streets, development patterns, building lines and building forms;*
- b. the use of building materials and finishes which are sympathetic to the area;*
- c. no harmful impact on the townscape and roofscape of the conservation area;*
- d. the retention and protection of trees, gardens, spaces between buildings, and other open areas which contribute to the character or appearance of the area;*
- e. where appropriate, the removal of unsightly and inappropriate features or details; and*
- f. the retention and, where appropriate, the reinstatement of original features such as chimneys, chimney pots, gates, railings and shopfronts and small scale architectural details such as mouldings which individually or cumulatively contribute to the character or appearance of the area.*

Proposals that are likely to have an adverse impact on the character or appearance of a conservation area will not be permitted.

- 3.5** The property is located within the Clifton Hill Conservation Area and is, therefore, required to be considered against Policy HE6. The proposed development is considered to preserve and enhance the character of the area. As with policy QD14, the proposed development is modest in scale and is considered to retain and match any existing openings or finishes. The materials have been considered to match/improve the existing brickwork for the garage/utility and the natural slate roof to ensure a roof that would preserve the character of the Conservation Area. The reconstruction of the bay windows along the southern elevation of the property is considered to demonstrate the retention of original features of the property, but with an enhanced design and use of improved materials (wooden sliding sash windows).

3.6 The emerging Part 2 Plan policies have increasing weight and the following are particularly relevant;

3.7 DM18 High quality design and places

Development proposals must demonstrate a high standard of design and make a positive contribution to a sense of place and the visual quality of the environment. The council will require an integrated approach to the design process from project inception where place making and sustainable development, including the principles of the circular economy, are considered as one.

Proposals for development will be expected to consider the following key design aspects:

a) the local context; including responding positively to the urban grain;

b) the scale and shape of buildings;

c) the building materials and architectural detailing; and

d) the spaces between and around buildings taking into account:

(i) purpose and function;

(ii) access and linkages;

(iii) uses and activities; and

(iv) comfort, image and sociability.

Major development proposals will be required to demonstrate how the criteria listed above have been considered and addressed in their plans.

In addition to the above, major development proposals on strategic and/or prominent sites should also consider the incorporation of an artistic element.

3.8 DM20 Protection of Amenity

Planning permission for development including change of use will be granted where it would not cause unacceptable loss of amenity to the proposed, existing and / or adjacent users, residents, occupiers or where it is not liable to be detrimental to human health.

3.9 DM21 Extensions and alterations

Planning permission for extensions or alterations to existing buildings, including roof extensions, will be granted if the proposed development:

- a) is well designed and scaled, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area;*
- b) takes account the existing character of the area; and*
- c) uses materials that complement the parent building.*

3.10 DM26 Conservation Areas

Development proposals within conservation areas, including alterations, change of use, demolition and new buildings, will be permitted where they preserve or enhance the distinctive character and appearance of that conservation area, taking full account of the appraisal set out in the relevant character statement. Particular regard will be had to:

- a) The urban grain and/or historic development pattern of the area, including plot sizes, topography, open space and landscape.*
- b) The typical building forms and building lines of the area, including scale, rhythm and proportion.*
- c) The cohesiveness or diversity of an area.*
- d) The retention of buildings, structures and architectural features that contribute positively to the identified character and appearance of the area.*
- e) The preservation or enhancement of key views.*
- f) The primary importance of street elevations (or other publicly visible elevations) and the roofscape.*
- g) The importance of hard boundary treatments and the distinction between public and private realm.*
- h) The retention of trees and gardens where these are integral to the significance of the area.*
- i) The use of building materials and finishes that respect the area.*
- j) The retention of historic street furniture.*

The council will give particular consideration to the retention of a mix of uses in areas where such a mix contributes positively to the character and appearance of the area, including any cumulative impacts.

New development within a conservation area should be of the highest design quality and should take the opportunity to enhance the special interest of the area wherever possible, having regard to any adopted management plan.

The policies set out above from the emerging Part 2 Plan are similar to those of the Adopted Plan. The additions have been carefully considered in terms of their scale and detailing to ensure that there is no harmful impact to neighbouring amenity and that the design/materials enhance the Conservation Area.

The photographs at Appendix 1 show some of the proposed enhancements and also the dormers and rear flat roofed additions which are typical of the locality.

4. Conclusion

- 4.1 The proposed development comprises a number of modest additions, including; ground and first floor extensions to the rear, revisions to the roof with proposed dormers, revised bay window to the front elevation and the a small addition to the rear garage/utility building.
- 4.2 The proposed development is considered to be acceptable due to the modest nature of the scheme which has acceptable impacts to neighbouring dwellings, is of high quality design and enhances the character and appearance of the Conservation Area. The following its retention and reuse of existing materials and openings where works to the appearance of the property are considered.
- 4.3 The proposed revisions to the building which enhance the Conservation Area are considerable and include;
- Removal of various styles of modern windows with wooden sliding sash windows
 - Improved bay window style and detailing
 - Replacement of rooflights with small Conservation rooflights
 - Modest well designed dormer windows which are typical of the Conservation Area and sit appropriately within the roofscape
 - Replacement of modern profiled roof tiles with natural slate.
 - Removal of Fletton bricks from rear garage
- 4.4 It is considered that the Proposed Development complies with the adopted Local Plan, comprising a sustainable form of development. It is, therefore, respectfully requested that planning permission be granted for the proposed extensions.

Appendix A



Garage with inappropriate Fletton bricks to each side of the opening which will be removed as part of the scheme, enhancing the site and Conservation Area.



Dormer windows within the Conservation Area. Those proposed are of a high quality design appropriate to the roofscape/character of the Conservation Area and replacing several large rooflights.



Front elevation of the application site to the right, the dominant and primary pair centrally and the fourth unit to the right. On each side of the dominant pair the end units are subservient and in the case of the application site the dwelling sits comfortable in terms of design and materials with the main dwellings. The proposed revisions and additions further enhance the character, detailing and materials. The dwelling at the eastern end of the terrace (right in the photo) is at odds with its neighbours in terms of appearance and materials.



Eastern end of terrace relationship to neighbouring dwelling/Western end of terrace (the application site) relationship to neighbouring dwelling.



Flat roofed rear additions to both neighbouring dwellings.